

**Canonsburg Borough Council Meeting**  
Monday February 12, 2018  
6:30 PM

**CALL TO ORDER:**

The meeting was called to order by Mr. Bell at 6:32 pm.

**Moment of Silence** called by Mr. Bell.

**Pledge of Allegiance**

**Roll Call:**

Mr. Eric Chandler-Present

Mr. John Severine-Present

Mrs. Tina Bails - Present at 6:40

Mr. Joe McGarry - Vice President-Present

Mrs. Fran Coleman - Present

Mr. Harold Bowman - Present

Mr. Richard Bell –President- Present

**Others Present:** Solicitor Mr. Jeff Derrico, Borough Manager Ms. Denise Lesnock, Mayor David Rhome, KLH Engineer Ms. Veronica Bennett, Fire Chief/Public Works Mr. Tom Lawrence and Chief of Police Mr. Alex Coghill.

**PUBLIC COMMENTS:**

None

**GUESTS:**

Mayor Rhome stated Jason Brown who runs the Fire Inspector Division and the authorization from the staff, they had the opportunity to apply for a grant through EQT Corporation. EQT awarded the grant which donated a Knox Box to the Borough. The Knox Box is placed in emergency vehicles and holds a key to residences. A code is entered for security to access the key. Stephanie Paluda, with EQT, was present and stated her company's appreciation for all the Fire Department does and thanked the department. Mayor Rhome thanked Ms. Paluda and EQT for supplying the Knox Box, stating it is an expensive piece of equipment. Mayor Rhome also thanked Jason, the management of the Borough and Fire Chief Mr. Lawrence and Chief Solobay. Mr. Bell also thanked Ms. Paluda and EQT.

Mayor Rhome, Mr. Bell and Code Enforcement Officer Mr. Troy Lucas thanked Mr. Jason Johnson from the City Mission. Mayor Rhome presented Mr. Johnson, on behalf of the Borough and his office and the residents of Canonsburg, with a citation. Mayor Rhome said as the Mayor of Canonsburg he thanked Mr. Johnson for "assisting two residents of Canonsburg, who were displaced due to an emergency. On January 4, 2018, the Washington City Mission, under the direction of Mr. Johnson along with many volunteers stepped up in a time of need for these residents providing transportation to a local place for housing and food." Days after, they helped to transfer their belongings. Mr. Bell stated the Borough is not set up for these emergencies and he appreciates Washington and the City Mission for their assistance.

**President's Comments:**

Mr. Bell commented on the streets in town. As soon as the weather clears they will be working on the sewers and gas lines. Mr. Bell said everything will be fixed as the town is getting a lot of necessary work done.

### **MAYOR'S REPORT:**

Mayor Rhome reported on the following:

1. March Police Report was included in the Board's package for review.
2. Parking Enforcement Report was included in the Board's package for review.
3. In the process of replacing service revolvers for each officer bringing the department up to current standards.
4. Annual Civil Service Commission Meeting was held on January 29, 2018. Minutes are posted in the police department.
5. Incubator Program- see Mayor Rhome if interested.
6. National Drug Take Back Program is April 28, 2018 from 10:00 am to 2:00 pm at Shop N Save.
7. February 21, 2018 from 6:30 to 9:30 pm, the Fire Department will host the Fire Chief's meeting in Council Chambers.
8. Handicap parking space permit is requested at 409 Euclid Avenue. The application is signed by a physician and all documents in order.

### **Engineer's Report:**

Ms. Bennett reported on the following:

1. Senior Center Roof replacement and electrical upgrades-As soon as the weather breaks, work will begin and completed within a week. The contractor will need an extension on the contract as it was awarded in November of 2017 and the 90 days will expire. The electrical engineer examined the site and is working on a preliminary agenda of upgrades.
2. MS4 Program-KLH advertised their Pollution Reduction Plan for the Chartiers Creek Water shed area. It is a requirement of DEP for the MS4 Program. Two ideas are:
  1. Using inlet filter bags on a portion of South Central Street to reduce sediment
  2. Bio-retention (rain garden) along the ball fields and parks.

The plan will be submitted March 9, 2018. Upon DEP's approval, KLH will move forward with the Pollution Reduction Plan. Ms. Bennett said she and Code Enforcement will work together for compliance and reporting.

Ms. Bennett said the Borough meetings are an opportunity for the public to make known their comments related to the MS4 Program or storm water concerns. She stated copies of the Pollution Reduction Plan are available at the Borough. Written comments will be submitted to DEP.

### **Solicitor's Report:**

Mr. Derrico reported on the following:

1. Mr. Derrico addressed the problem that was discussed at the Agenda Meeting regarding McShane Avenue. Mr. Derrico contacted a representative from the Slovenian Savings and Loan who asked if the home owners at 204 and 208 McShane could get an easement across the paper alley. Mayor Rhome said if there was an emergency the Fire Department would handle accordingly. Mr. Lawrence agreed. Mr. Derrico said with an easement and the assurance of the Fire Department the bank could provide the owners a loan. Mr. Derrico will work on the private easement.
2. Mr. Derrico reviewed the short circuit problem that occurred one and a half years ago that caused \$15,000 worth of damage to street lights. A company was pulling lines that caused the short circuit. The insurance company has tried to work with the electric company and communication company that was pulling the lines. Neither will pay the claim. The statute of limitations is exhausting in July this year. Mr. Derrico recommended acting against the companies. Council in agreement.
3. Mr. Derrico provided the Borough Manager with a Quick Claim Deed. Mr. Cerenzia requested the

Borough grant the Quick Claim Deed for the unopened portion of White's Lane. This has never been opened. He is only claiming to the middle of the paper road. Mr. Cerenzia is asking the Borough to Quick Claim that portion. Mr. Derrico said he is only claiming what the law indicates he has the right to claim. Mr. Derrico said he provided a deed that is appropriate.

**Committee Reports:**

1. **Administration and Finance:** Mrs. Coleman stated bills were reviewed with Ms. Lesnock and made a motion to approve paying bills.

**Motion to approve Canonsburg Borough bills.**

Mrs. Coleman made a motion to pay the bills. Seconded by Mr. McGarry.

No questions on the motion.

**Roll Call:**

Mr. Bowman-Yes

Mrs. Coleman-Yes

Mr. McGarry-Yes

Mrs. Bails-Yes

Mr. Severine-Yes

Mr. Chandler-Yes

Mr. Bell-Yes

7 Yes. Motion Carries.

2. **Code:** Mr. Severine discussed a guardrail that is pulled out of the ground at Walgreens stating it is a safety hazard. Mr. Lawrence stated it is on private property of Walgreens. Mr. Lawrence and Mr. Lucas will meet with Walgreen's management to determine their plans for repair.

Mr. Severine stated the orange cones in the fire lane at Shop N Save are being removed by shoppers for parking. Mayor Rhome stated an ordinance would need to be adopted by Council.

3. **Public Safety-**Report provided last week at the Agenda meeting.

4. **Public Works-** Mr. McGarry stated Mr. Lawrence and his department are doing a wonderful job for Canonsburg. Mr. Bell thanked the department as well.

4. **Facilities-**Mr. Bell stated the Senior Center is receiving repairs. There will be a meeting with the Park Board and Engineer regarding the Pool building in Town Park.

**5. Parks and Recreation:**

Mrs. Bails reported on the following:

1. Park Board meeting minutes are in Council's packets for review.

2. The Park Board will have a booth at the Southpointe Trade Show on March 1, 2018 from 11am to 5 pm. The purpose is to introduce people to the park. There was no charge for the booth. Park Board members will be at the booth.

3. Ads for a new Pool Director are in place.

6. **Redevelopment:** Mr. Chandler provided a handout to Council outlining the process for a Development Team from mission to beginning process to actions and goals. Mr. Bell said they are moving forward and ready to meet in the coming weeks.

**VOTING ITEMS:**

**1. Motion to approve January 8, 2018 meeting minutes of Canonsburg Borough Council.**

Mr. McGarry made a motion to approve January 8, 2018 meeting minutes of Canonsburg Borough Council. Seconded by Mrs. Bails.

No questions on the motion.

All in favor. Motion Carries.

**2. Motion to approve January 15, 2018 meeting minutes of Canonsburg Borough Council.**

Mr. McGarry made a motion to approve January 15, 2018 meeting minutes of Canonsburg Borough Council. Seconded by Mr. Chandler.

No questions on the motion.

All in favor. Motion Carries.

**3. Motion to approve Ordinance #1336 (Cell Tower Regulations/Fees).**

Mrs. Bails made a motion to approve Ordinance #1336 (Cell Tower Regulations/Fees). Seconded by Mr. Bowman.

Mr. Chandler inquired if cable franchise fees were included, they are not included. Mr. Chandler stated there may be an opportunity for Administration fees for the right of way. Cohen Group assists with this.

All in favor. Motion Carries.

**4. Motion to approve setting Tax Collector Bond at not less than \$648,081 which is 30% of the anticipated duplicate for 2018. (The anticipated 2018 duplicate is \$548,290,950 multiplied by 3.94 mils for a total levy of \$2,160,267.)**

Mrs. Bails made a motion to approve setting Tax Collector Bond at not less than \$648,081 which is 30% of the anticipated duplicate for 2018. (The anticipated 2018 duplicate is \$548,290,950 multiplied by 3.94 mils for a total levy of \$2,160,267.) Seconded by Mr. Severine.

No questions on the motion.

**Roll Call:**

Mr. Bowman-Yes

Mrs. Coleman-Yes

Mr. McGarry-Yes

Mrs. Bails-Yes

Mr. Severine-Yes

Mr. Chandler-Yes

Mr. Bell-Yes

7 Yes. 0 No. Motion Carries.

**5. Motion to approve appointing Susan Passante to the Parks and Recreation Board (4-year term expires 12-31-2021).**

Mrs. Bails made a motion to approve appointing Susan Passante to the Parks and Recreation Board (4-year term expires 12-31-2021). Seconded by Mr. McGarry.

No questions on the motion.

All in favor. Motion Carries.

**6. Motion to approve Canonsburg Girl Scouts to perform litter pick up at the Perry Como playground (The Borough will add permanent trash receptacles).**

Mr. Chandler made a motion to approve Canonsburg Girl Scouts to perform litter pick up at the Perry Como playground (The Borough will add permanent trash receptacles). Seconded by Mr. McGarry.

No question on the motion.

All in favor. Motion Carries.

**7. Motion to approve handicap sign on 409 Euclid Avenue.**

Mr. McGarry made a motion to approve handicap sign on 409 Euclid Avenue. Seconded by Mr. Chandler.

No questions on the motion.

All in favor. Motion Carries.

**8. Motion to approve minor subdivision at 135 Meadow Lane subject to the Engineer's recommendation of a scale waiver based upon the recommendation of the Planning Commission.**

Mr. Bowman made a motion to approve minor subdivision at 135 Meadow Lane subject to the

Engineer's recommendation of a scale waiver based upon the recommendation of the Planning Commission. Seconded by Mrs. Coleman.

No questions on the motion.

All in favor. Motion Carries.

**9. Motion to give preliminary plan approval of the Master Plan dated 1-12-18 contingent upon the Engineer's comments provided in the review letter dated 1-31-18 and the execution of an agreed Developer's Agreement for a phased development based upon the recommendation of the Planning Commission.**

Mr. McGarry made a motion to give preliminary plan approval of the Master Plan dated 1-12-18 contingent upon the Engineer's comments provided in the review letter dated 1-31-18 and the execution of an agreed Developer's Agreement for a phased development based upon the recommendation of the Planning Commission. Seconded by Mr. Bowman.

**Roll Call:**

Mr. Chandler-Yes

Mr. Severine-Yes

Mrs. Bails-Yes

Mr. McGarry-Yes

Mrs. Bails-Yes

Mr. Bowman-Yes

Mr. Bell-Yes

7 Yes. 0 No. Motion Carries.

The Motion is for the Canon McMillan School District. Mr. Severine asked if the motion was for parking spaces at the stadium. Mr. Derrico said currently there are 90 parking spaces. Phase I Plan would provide 225 parking spaces. There are plans to add more but the bid that came in was too high/over budget therefore they had to make changes. Mr. Derrico said there is not enough land around the stadium to provide more parking spaces. Mr. Derrico said maybe with Phase II there may be some additional parking spaces.

Mr. Severine stated he measured the ball field and in his opinion, there is space for 500 parking spaces. Mr. Derrico said the school district laid out a lot in the ball field which could be lawn parking for some of the ball field. Field events for Track and Field will be held in this area. Therefore, the lawn parking was not going to be paved so they can have the field events for Track and Field. The school is willing to use that for big events for more lawn parking. This was the school's request to the Zoning Hearing Board and the Planning Commission.

Mr. Severine said cars will drag mud on Iron Street. Mayor Rhome said they are prepared to blacktop and add lighting to this parking lot. Mr. Derrico said it depends on the bids coming in at budget. Matt Harding, Director of Support Services for Canon McMillan School, addressed Council. He stated bids were opened on February 9, 2018. Bids were favorable. The School Board will vote on February 15, 2018 to award bids. Mr. Harding said it is highly likely all the surfaces they requested for the parking variance of 225 parking spaces will be asphalted and the lighting will be installed. Mr. Harding said those were the two big concerns from the Planning Commission. Mr. Harding said they were through this process once and approved and had to re-bid due to being a million dollars over budget. He said they gained two parking spots in the current design.

Mr. Severine said the problem is Council will have to allow everyone else in town a variance. Mr. Bell said it is based on individual merits. Mr. Bell said the School District has been around a long time and they are asking for help. He further said they are increasing parking spaces to 225 that they did not have the other years and looking to add more in the future. Mr. Bell said if the Borough says, "No" then the Stadium is gone. Mr. Severine again mentioned the mud that will be tracked on the street.

Ms. Bennett said she was protecting the Borough with the Developer's Agreement, so timeframes are laid out and the rules of how they will develop the lot. Ms. Bennett said the Developer's Agreement can address the concern of the mud issue. Ms. Bennett said they will meet with the School to see how the Master Plan will be developed. Zoning was ruled in their favor. Mr. Bell said if mud is tracked on the street the Borough will ask them to clean it. Mr. Bell said the Borough and School Board have always worked together.

Storm Water has been completed.

Mr. Derrico said the School has stated as land becomes available they plan to acquire it, at this time, there is nothing available. Mr. Severine asked why they cannot add a two-story garage. Discussion held due to the expense.

Mr. Bell said the Borough looks forward to working with the School District as they have always worked hand in hand. Mr. Bell said they want to keep it this way. Mr. Bell said they make the town better and they do not want to lose the stadium. Mr. Bell also said the events at the stadium bring a lot of people to town.

**10. Motion to approve the Quick Claim Deed from the Borough to Charles Cerenzia, Jr., regarding the property at the Northern End of White's Lane extending from Grace Avenue to Oak Spring Road which has never been opened by the Borough.**

Mr. McGarry made a motion to approve the Quick Claim Deed from the Borough to Charles Cerenzia, Jr., regarding the property at the Northern End of White's Lane extending from Grace Avenue to Oak Spring Road which has never been opened by the Borough. Second by Mrs. Bails.

No questions on the motion.

All in favor. Motion Carries.

**UNFINISHED BUSINESS:**

1. Park By-laws/Hiring a Pool Manager/Pool house repairs. Help wanted ad was in the Observer Reporter and on the Borough website. A meeting will be scheduled next week; the Engineer was asked to attend.
2. Weight Limits Ordinance- on-going.
3. 2018 Fee Schedule-Meeting to be scheduled with all Council members versus a committee.
4. Ordinance review-a meeting will be scheduled the same day as the meeting to review the 2018 Fee schedule.

Mr. Bell recognized Mr. Stanko who had been on the Library Board for years and served in other capacities in the Borough. Mr. Stanko passed away; Mr. Bell stated he will keep his family in his thoughts and prayers.

Mr. Chandler asked about the motion passed in December of 2017 to approve advertising for the amendment to the property maintenance ordinance to adopt the 2018 National Zoning Code. Mr. Chandler asked if this passed. Ms. Bennett said it was not passed and the Borough is using the 2016 Zoning Code.

**NEW BUSINESS:**

1. Mr. Severine stated there is a new tile business on Perry Como Avenue that will be opening. Mr. Severine said Code Enforcement and the Fire Inspector have inspected the building.
2. Mr. Severine stated Last Call will be opening an outdoor patio with seating.
3. Mr. Severine discussed a new business that will be doing microblading.
4. Discussion regarding potholes that need repaired. Mr. Lawrence stated he contacted both Columbia Gas and the water company about repairing the holes.
5. Mr. Chandler mentioned an electric company that may be able to save on energy. Ms. Lesnock

already signed with a company for three years that have saved the Borough 60%, going from \$10,000 a month for street lighting to \$5,000. This does not include the LED lighting.

Mr. Bell mentioned Mr. Zupancic who is running for State Representative. Mr. Bell thanked him for coming.

Mayor Rhome noted the Mr. Manuel Pihakis, the previous Mayor, was also in attendance. Mr. Bell thanked Mr. Pihakis for serving the community well with all the committees he is on.

**EXECUTIVE SESSION:**

None

**ADJOURNMENT:**

Motion by Mr. McGarry to adjourn the meeting at 7:25 pm. Seconded by Mrs. Bails.  
All in favor. Meeting adjourned at 7:25 pm.

**Enclosures:**

- A. Zoning Hearing Board Meeting Minutes of February 6, 2018.
- B. Park Board Meeting Minutes of February 1, 2018.
- C. Letter from County about Local Emergency Management Meeting.

**Submitted by: Michelle LoBello**





